

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
July 13, 2020**

The Dodge County Land Resources and Parks Committee met on July 13, 2020 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Allen Behl, Mary Bobholz, Tom Schaefer, Travis Schultz and Larry Schraufnagel. (Larry Schraufnagel participated by phone.) The staff present at the request of the Chairman were Bill Ehlenbeck and Joseph Giebel.

Other County Board members in attendance: None

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Joseph Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

1. COMMITTEE REVIEW OF PENDING CONDITIONAL USE PERMIT

Joe Henrichs, agent for SIT Willow Creek LLC – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a self-service storage facility within the C-2 Extensive Commercial Zoning District. The property is known as Lot 1, Willow Creek Subdivision, located in part of the NW ¼ of the SW ¼, Section 29, Town of Ashippun, the site address being N695 North Ave. Decision laid over from the June 15, 2020 meeting.

Motion by Mary Bobholz to deny the Conditional use permit request to allow the establishment of a self-service storage facility within the C-2 Extensive Commercial Zoning District. The committee finds that the proposed storage facility is not compatible with the adjacent residential uses in terms of scale, site design, fire safety issues and operating characteristics.

Second by Larry Schraufnagel Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Nathan Pollnow – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the construction of a nonfarm single family residence within the A-1 Prime Agricultural Zoning District. The property is located in part of the NE ¼ of the SE ¼, Section 13, Town of Elba, the site address being N3863 Frank Road.

Motion by Travis Schultz to approve the conditional use permit to allow for the construction of a nonfarm single family residence within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
2. The owner shall obtain a County Land Use Permit and a County Sanitary permit for the proposed project prior to beginning the conversion of the accessory building into a residence.
3. The owner shall be required to obtain the permits and approvals from the Town of Elba that are required to convert the accessory structure into a single family residence.
4. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.
5. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Mary Bobholz

Vote 5-0

Motion carried.

PUBLIC HEARING

Dodge County Land Resources and Parks Committee – Petition to amend certain provisions of the Land Use Code, Dodge County, Wisconsin in order to bring the Code into compliance with the recently amended Wisconsin State Statutes (2019 Act 14) relating to the authority of the County to regulate certain small wireless facilities, to clarify certain residential design standards, fence regulations, camping restrictions, application processing times, lot coverage exemptions and certain definitions that are used within the Code.

Motion by Allen Behl to submit a favorable recommendation to the County Board of Supervisors on the petition to amend certain provisions of the Land Use Code as proposed.

Second by Mary Bobholz

Vote 5-0

Motion carried.

PUBLIC HEARING

David Mallow - Petition to rezone approximately 19.6-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District to allow for the creation of a non-farm residential lot at this location. The site is located in part of the SE ¼ of the NE ¼, Section 26, Town of Lebanon, the site address being W3254 View Road.

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 19.6-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District to allow for the creation of a non-farm residential lot at this location.

Second by Larry Schraufnagel

Vote 5-0

Motion carried.

PUBLIC HEARING

Dodge County Land Resources and Parks Committee – Petition to amend the Sanitary Ordinance, Dodge County, Wisconsin in order to authorize the use of a citation to be issued for certain violations of the sanitary ordinance. The petition also includes a series of miscellaneous housekeeping amendments that are necessary in order to correct errors in the statute and administrative code references used in the Ordinance and to clarify and add certain definitions of terms that are used in the Ordinance. The purpose of the amendments are to achieve a greater efficiency and economy in the enforcement of certain Dodge County Sanitary Violations and to guarantee the fairness and consistency of enforcement procedures.

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors on the petition to amend the Sanitary Ordinance, Dodge County, Wisconsin as proposed.

Second by Larry Schraufnagel Vote 5-0 Motion carried.

PUBLIC HEARING

Dodge County Land Resources and Parks Committee – Petition to amend the Dodge County Code of Ordinances, Chapter 30.04 (4) (b) Schedule of Deposits in order to establish a schedule of cash deposits required for the various sanitary ordinance violations with a statutory counterpart for use with citations issued under this section of the Dodge County Code of Ordinances, plus the costs, fees and surcharges imposed under Ch. 814, Wis. Stats. for certain citations of the Dodge County Sanitary Ordinance. The purpose of the amendments are to achieve a greater efficiency and economy in the enforcement of certain Dodge County Sanitary Violations and to guarantee the fairness and consistency of enforcement procedures.

Motion by Travis Schultz to submit a favorable recommendation to the County Board of Supervisors on the petition to amend the Dodge County Code of Ordinance, Chapter 30.04 (4) (b) Schedule of Deposits as proposed.

Second by Mary Bobholz Vote 5-0 Motion carried.

TOWN AMENDMENT PETITION

Town Amendment – A resolution to amend the Conservancy District Language of Title 13, Chapter 1 of the Town of Lowell Zoning Code and to amend the Town of Lowell Zoning Map has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation to the County Board.

Motion by Allen Behl to submit a favorable recommendation on the petition by the Town of Lowell Town Board to amend the Conservancy District Language of Title 13, Chapter 1 of the Town of Lowell Zoning Code and to amend the Town of Lowell Zoning Map as proposed.

Second by Larry Schraufnagel Vote 5-0 Motion carried.

ADMINISTRATION

1. The minutes from the June 15, 2020 meeting were reviewed by the Committee.

Motion by Larry Schraufnagel to approve the minutes as written.

Second by Mary Bobholz

Vote: 5-0

Motion carried.

2. No Committee Member Reports

3. No additional Per Diems

FUTURE MEETING SCHEDULE

1. Monday, July 20, 2020 – 7:00 p.m. • Rooms 1H/1I • 1st Floor, Administration Building • Juneau, WI – Public Hearings
2. Monday, August 3, 2020 – 7:00 p.m. • Rooms 1H/1I • 1st Floor, Administration Building • Juneau, WI – Public Hearings

Motion by order of the Chairman to adjourn the meeting.

Meeting adjourned at 9:00 p.m.

Respectfully Submitted,



Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.